



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

7 Coronation Avenue, Rushwick, Worcester. WR2 5TF

Guide Price £375,000

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A traditional semi detached family home, offering well presented and well proportioned accommodation, situated on the edge of this popular and sought after village to the West of Worcester.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge Dining Room, Study/Bedroom 4, refitted Kitchen, Conservatory, three Bedrooms and upgraded Bathroom.

Outside: To the front of the property is a lawned foregarden, with driveway providing off road parking for 3/4 cars, in turn leading to the Entrance Porch and Garage * (part converted providing storage space to the front and Workshop/Store Room to the rear).

To the rear of the property is a predominantly lawned garden, with mature shrub beds and borders, wooden garden shed, brick built Store and patio area, a southerly rear aspect.

LOCATION:

Situated on the edge of this popular village to the West of Worcester. The location provides access to Worcester City centre, national road and rail networks.

Lounge: - 3.56m x 3.51m (11'8" maximum x 11'6")

Dining Room: - 3.45m x 3.28m (11'4" x 10'9")

Kitchen: - 4.9m x 2.34m (16'1" x 7'8")

Conservatory: - 4.47m x 2.29m (14'8" x 7'6")

Study / Bedroom 4: - 4.11m x 2.51m (13'6" x 8'3")

Bedroom 1: - 3.51m x 3.45m (11'6" x 11'4")

Bedroom 2: - 3.2m x 3.02m (10'6" x 9'11")

Bedroom 3: - 2.18m x 1.93m (7'2" x 6'4")

Bathroom: - 1.88m x 1.68m (6'2" x 5'6")





- Traditional semi detached family home
- Gas central heating & double glazing
- Refitted Kitchen
- Council Tax Band: C
- Solar panels & electric charger point
- Cul-de-sac location
- Viewing highly recommended

